

ZB# 84-13-A,B,C,D

Joseph Ruscitti

15-8-25

Prelim.

7/9/84.

Public Hearing:

Aug. 13, 1984.

Granted

Re number

84-13 A - Lot 5

B - " 6

C - " 7

D - " 14

84-13, ~~14, 15, 16~~ ^{A: 13 B: 130 & 131}

Ruscetti,
Jos. Subdiv.



LOT 13



LOT 14

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

General Receipt

5999

Sept. 25 1984

Received of

Joseph Ruscitti
One Hundred and ⁰⁰/₁₀₀

\$ 100 ⁰⁰/₁₀₀

DOLLARS

For

Variance - 84-13, 14, 15 & 16

DISTRIBUTION:

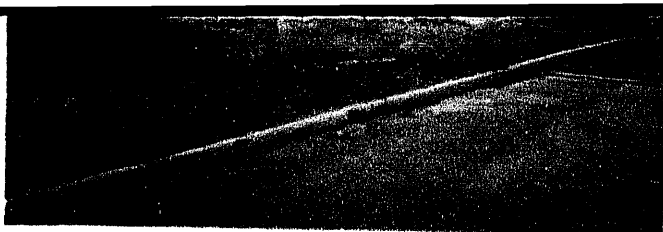
FUND	CODE	AMOUNT
check # 642		
\$ 100.00		

By

Pauline J. Townsend
EC

Town Clerk

Title



1-17-77



1-17-77

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Joseph Ruscitti \$ 100.00
One Hundred and 00/100 DOLLARS

For Variance - 84-13, 14, 15 & 16

DISTRIBUTION

FUND	CODE	AMOUNT
<u>check # 642</u>		
<u>\$ 100.00</u>		

By Pauline G. Townsend
Town Clerk
Title

5999
Sept. 25 1984

Williamson Law Book Co., Rochester, N. Y. 14609



1-17-77



1-17-77

Lot # 5.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

84-13a

Date: 1 Aug. 1984

I. Applicant Information:

- (a) Joseph Ruscitti, Goldenham Blvd, Walden, N.Y. 12586 778-1382
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) R-4 Morris Avenue (extended) 15/8/25 16,716.5 ± S.F.
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? None
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 1973
- (e) Has property been subdivided previously? Yes When? 1979
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: None

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. 6.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>15,000 SF</u>	<u>16,716.55 SF.</u>	
Min. Lot Width <u>100 Ft.</u>	<u>131 ± SF.</u>	
Reqd. Front Yd. <u>35 Ft.</u>	<u>31.3 Ft.</u>	<u>3.7 Ft.</u>
Reqd. Side Yd. <u>15/30</u>	<u>29.8/ 90.4</u>	<u>1</u>
Reqd. Rear Yd. <u>40 Ft.</u>	<u>57.2</u>	
Reqd. Street Frontage* <u>60 Ft.</u>	<u>128.87</u>	
Max. Bldg. Hgt. <u>35 Ft.</u>	<u>24 ± Ft.</u>	
Min. Floor Area* <u>1000 SF.</u>	<u>1040</u>	
Dev. Coverage* <u>30 %</u>	<u>6 %</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

A single-family residence has been constructed too close to the front line of the lot. The only other remedies are to revise the subdivision map, which may affect other lots, or tear down and re-construct the residence. Both remedies are deemed impractical by the Owner.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The residence on this lot conforms in all other
respects to the Zoning Ordinance.

IX. Attachments required:

- ☐ Copy of letter of referral from Bldg./Zoning Inspector.
- ☐ Copy of tax map showing adjacent properties.
- ☐ Copy of contract of sale, lease or franchise agreement.
- ☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☐ Copy(ies) of sign(s) with dimensions.
- ☐ Check in the amount of \$ _____ payable to TOWN OF NEW WINDSOR.
- ☐ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 1 August 1984

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Ruth J. Eaton
RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1986
Reg. No. 4673512

Joseph P. Rucath
(Applicant)

Sworn to before me this

1st day of August, 1984.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

Lot #5
1

NEW WINDSOR ZONING BOARD OF APPEALS

-----x
In the Matter of the Application of

JOSEPH RUSCITTI,

DECISION GRANTING
VARIANCE

84-13 A.

-----x
WHEREAS, JOSEPH RUSCITTI of Coldenham Road,
Walden, N. Y. 12586, has made application before the
Zoning Board of Appeals for area variance for the purposes of:
insufficient frontyard;
construction of a single-family residence on Morris Avenue with /
and

WHEREAS, a public hearing was held on the 13th day of
August, 1984 before the Zoning Board of Appeals at the Town Hall,
New Windsor, New York; and

WHEREAS, the applicants appeared with representative,
Elias D. Grevas, L.S.,; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that applicant is in the process
of constructing a one-family residence on a subdivision lot which conforms
in all other respects to the neighboring residences and Zoning Local Law

3. The evidence shows that applicant has constructed
the residence within the frontyard setback and requires a ft. front-
yard variance

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.
2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

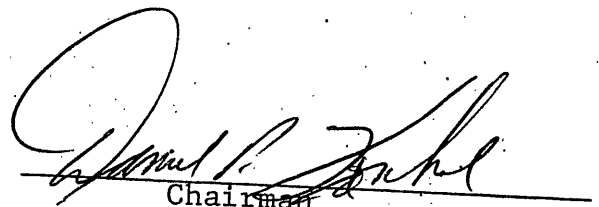
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 3.7 ft. frontyard variance in accordance with plans submitted at the public hearing.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 24, 1984.


Chairman

lot #6

NEW WINDSOR ZONING BOARD OF APPEALS

-----x
In the Matter of the Application of

JOSEPH RUSCITTI,

DECISION GRANTING
VARIANCE

84-136

-----x
WHEREAS, JOSEPH RUSCITTI of Coldenham Road,
Walden, N. Y. 12586, has made application before the
Zoning Board of Appeals for area variance for the purposes of:
insufficient frontyard;
construction of a single-family residence on Morris Avenue with /
and

WHEREAS, a public hearing was held on the 13th day of
August, 1984 before the Zoning Board of Appeals at the Town Hall,
New Windsor, New York; and

WHEREAS, the applicants appeared with representative,
Elias D. Grevas, L.S.,; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that applicant is in the process
of constructing a one-family residence on a subdivision lot which conforms
in all other respects to the neighboring residences and Zoning Local Law

3. The evidence shows that applicant has constructed
the residence within the frontyard setback and requires a ft. front-
yard variance

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

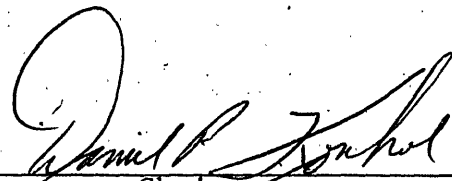
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 1/2 ft. frontyard variance in accordance with plans submitted at the public hearing.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 24, 1984.


Chairman

Lot
#7

NEW WINDSOR ZONING BOARD OF APPEALS

-----x

In the Matter of the Application of

JOSEPH RUSCITTI,

DECISION GRANTING
VARIANCE

84-130

-----x

WHEREAS, JOSEPH RUSCITTI of Coldenham Road,
Walden, N. Y. 12586, has made application before the
Zoning Board of Appeals for area variance for the purposes of:
insufficient frontyard;
construction of a single-family residence on Morris Avenue with /
and

WHEREAS, a public hearing was held on the 13th day of
August, 1984 before the Zoning Board of Appeals at the Town Hall,
New Windsor, New York; and

WHEREAS, the applicants appeared with representative,
Elias D. Grevas, L.S.,; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that applicant is in the process
of constructing a one-family residence on a subdivision lot which conforms
in all other respects to the neighboring residences and Zoning Local Law.

3. The evidence shows that applicant has constructed
the residence within the frontyard setback and requires a ft. front-
yard variance

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

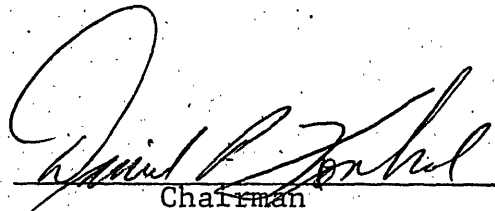
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 23 ft. frontyard variance in accordance with plans submitted at the public hearing.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 24, 1984.


Chairman

Lot
14

NEW WINDSOR ZONING BOARD OF APPEALS

-----x
In the Matter of the Application of

JOSEPH RUSCITTI,

DECISION GRANTING
VARIANCE

84-13D

-----x
WHEREAS, JOSEPH RUSCITTI of Coldenham Road,
Walden, N. Y. 12586, has made application before the
Zoning Board of Appeals for area variance for the purposes of:
insufficient frontyard;
construction of a single-family residence on Morris Avenue with /
and

WHEREAS, a public hearing was held on the 13th day of
August, 1984 before the Zoning Board of Appeals at the Town Hall,
New Windsor, New York; and

WHEREAS, the applicants appeared with representative,
Elias D. Grevas, L.S.,; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that applicant is in the process
of constructing a one-family residence on a subdivision lot which conforms
in all other respects to the neighboring residences and Zoning Local Law

3. The evidence shows that applicant has constructed
the residence within the frontyard setback and requires a ft. front-
yard variance

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.
2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 3.5 ft. frontyard variance in accordance with plans submitted at the public hearing.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 24, 1984.

Chairman

Memo FROM: ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

TOWN PLANNING BOARD
BUILDING/ZONING OFFICER

DATE: 8/14/85

SUBJECT: PUBLIC HEARINGS HELD BEFORE THE ZBA - 8/13/84

--FOLD HERE--

Please be advised that the following actions were taken
at the above meeting of the Zoning Board of Appeals:

- (1) MOWERY, LAWRENCE - Application for area
variances DENIED;
- (2) WENDY'S/THORNE ESTATE - Application for area,
height and sign variances -
GRANTED;
- (3) RUSCITTI SUBDIVISION - Applications for frontyard
variances on Lots #5, 6, 7 and
14 - GRANTED.

cc: Mr. Lawrence Mowery, Jr.
Elias Grevas, L.S.

/pd

by

Patricia Delio

PATRICIA DELIO

Secretary for ZBA

#84-13 Public Hearing - Lot #5, 6, 7 & 14.

<u>Name:</u>	<u>Address:</u>
John F. Homin	91 Meridian Ave N.W.
FRANCIS Homin	91 Meridian Ave N.W.
Jas. Carstons	106 Meridian Ave N.W.
STAN. FOR. FORMER	812 Lawrence Av. N.W.
Pat O'Brien	112 Blanche Ave N.W.
Joe O'Brien	112 Blanche Ave N.W.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
BUILDING/ZONING OFFICER KENNEDY

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE ZBA - August 13, 1984

DATE: August 3, 1984

Kindly be advised that the following public hearings will be heard before the ZBA on the evening of August 13, 1984 at 7:30 p.m.:

1. Wendy's Old Fashioned Hamburgers/Estate of Thorne;
2. Ruscitti, Joseph - Lots numbered 5, 6, 7 & 14.

I have attached hereto copies of the pertinent applications together with the hearing notices which were published in The Sentinel.

Pat

/pd
Attachments

1 of 5

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 13

Request of Joseph Ruscitti

for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Ordinance to
permit A Single-Family Residence with less than
the required front yard.

being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-12, Part I

for property situated as follows:

Southwest side of Morris Ave. (extended): Ruscitti

Subdivision, Lot # 5, Town of New Windsor,

New York.

SAID HEARING will take place on the 13 day of
August, 1984, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Daniel P. Konkol
Chairman

**PUBLIC NOTICE HEARING
BEFORE ZONING BOARD
OF APPEALS**

TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a Public Hearing
pursuant to Section 48-34A of the
Zoning Ordinance on the follow-
ing proposition:

Appeal No. 16
Request of Joseph Ruscitti for a
VARIANCE of the regulations
of the Zoning Ordinance to
permit A Single-Family Resi-
dence with less than the re-
quired front yard being a
VARIANCE of Section 48-12,
Part II for property situated as
follows: Northeast side of Mor-
ris Ave. (extended); Ruscitti
Subdivision, Lot #14, Town of
New Windsor, New York.

SAID HEARING will take place
on the 13 day of August, 1984, at
the New Windsor Town Hall, 555
Union Avenue, New Windsor,
N.Y. beginning at 7:30 o'clock
P.M.

Daniel P. Konkol
Chairman

State of New York

County of Orange, ss:

Everett W. Smith, being duly sworn

disposes and says that he is

Publisher of the E.W. Smith

Publishing Company, Inc. publisher

of The Sentinel, a weekly newspaper

published and of general circulation

in the Town of New Windsor, and that

the notice of which the annexed is

a true copy was published ONCE

in said newspaper, commencing on

the 2nd day of August A.D., 1984

and ending on the 2nd day of August

A.D. 1984

Charles M. Konkol
Subscribed and shown to before me

this 7 day of August, 1984

Melvin B. Wilkin
Notary Public of the State of New York
County of Orange. Ulster

My commission expires March 30, 1986

MELVIN B. WILKIN
State Of New York Notary Public
Residence Of Ulster County At Time
Of Appointment
Number 56-9673730
Commission Expires March 30, 1986
Certificate Filed In Ulster County



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

(51)

August 3, 1984

Elias D. Grevas L.S.
33 Quassaick Ave.
New Windsor, N.Y.

RE: 15-8-25,26,27,34

Dear Mr. Grevas:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$70.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

CHRISTIAN E. JAHRLING
SOLE ASSESSOR
Town of New Windsor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Kissam, Dolores
17 Bradford Ave
New Windsor NY 12550

Warren, Estelle L
113 Blanche Ave
New Windsor NY 12550

Baranski, Charles & Jane
117 Blanche Ave
New Windsor NY 12550

Antonelli, Joseph A
77 Melrose Ave
New Windsor NY 12550

Ortenzo, Alfred & Estelle
75 Melrose Ave
New Windsor NY 12550

Hoyer, William E & Carol Lee
71 Melrose Ave
New Windsor NY 12550

Gerbes, Anthony C & Dolores
69 Melrose Ave
New Windsor NY 12550

Gerbes, John J
59 Melrose Ave
New Windsor NY 12550

Freeman III, Thomas J & Cathy M
79 Melrose Ave
New Windsor NY 12550

Masten, Andrew W & Geraldine S
Goodman Ave
New Windsor NY 12550

Lombardo, Christopher & Lynne
52 Cedar Ave
New Windsor NY 12550

Yonnone, Carmine J & Jane V
56 Cedar Ave
New Windsor NY 12550

Short, David A & Roberta L
87 Blanche Ave
New Windsor NY 12550

O'Brien, Joseph P & Patricia E
Morris Ave
New Windsor NY 12550

Cherry, Allen R
118 Cedar Ave
New Windsor NY 12550

Budney, Clifford J & Patricia M
12-14 Veronica Ave
New Windsor NY 12550

Lander, Richard & Denise
10 Hilltop Dr
New Windsor NY 12550

Hatfield, Robert E & Rita
8 Hilltop Dr
New Windsor NY 12550

Meneely, James A & Margaret K
6 Hilltop Dr
New Windsor NY 12550

Rowley, William H & Diane M
4 Hilltop Dr
New Windsor NY 12550

Scalzo, Thomas A & Marilyn H
PO Box 2443
Newburgh NY 12550

Wilson, Thomas H & Anella K
75 Cedar Ave
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Petro, John
8 Park Hill Dr
New Windsor NY 12550

Vignogna, Daniel Sr & Margaret C
111 Myrtle Ave
New Windsor NY 12550

Petro, William & Shirley
109 Myrtle Ave
New Windsor NY 12550

Brem Construction, Inc
918 Mailler Ave
Cornwall NY 12518

Jollie, Edward L
32 Willow Lane
New Windsor NY 12550

Komar, John
96 Merline Ave
New Windsor NY 12550

Carlstrom, James J & Anna R
106 Merline Ave
New Windsor NY 12550

Salamotoff, Connie
78 Windsor Highway
New Windsor NY 12550

Naclerio, John & Stephanie
87 Merline Ave
New Windsor NY 12550

Ryan, Walter T & Arlene M
77 Merline Ave
New Windsor NY 12550

Oliver, William R
141 W Main St
Middletown NY 10940

Greiner, Philip G & Judy A
70 Lawrence Ave
New Windsor NY 12550

Crudele, Michael A & Dorothy
74 Lawrence Ave
New Windsor NY 12550

Olympia, Susan C
58 Melrose Ave
New Windsor NY 12550

D'Amico, William & Marie C
64 Melrose Ave
New Windsor NY 12550

D'Egidio, Dominick & Florence
68 Melrose Ave
New Windsor NY 12550

Smith, Arthur D & Eileen M
76 Melrose Ave
New Windsor NY 12550

Bothwell, James W & Karen M
RD2 Box 285 Mt Airy Rd
New Windsor NY 12550

Fornal, Stanley J Jr
81 Lawrence Ave
New Windsor NY 12550

Favata, Jennie & Alfred P
77 Lawrence Ave
New Windsor NY 12550

Simanoski, Charles & Anna M
MD23 Bradford Ave
New Windsor NY 12550

Lucas, Michael D & Arlene J
c/o Joseph Effron
55 Melrose Ave
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Phillips, Charles & Madeline
73 Cedar Ave
New Windsor NY 12550

Lynch, James H & Edna M
71 Cedar Ave
New Windsor NY 12550

Farrenkopf, Joseph C
69 Cedar Ave
New Windsor NY 12550

Anniballi, Richard Z & Wilma M
67 Cedar Ave
New Windsor NY 12550

Wolstencroft, John & Rosemary
65 Cedar Ave
New Windsor NY 12550

Mc Quiston, Hubert A & Susanna
63 Cedar Ave
New Windsor NY 12550

Lucas, Veronica
145 Quassaick Ave
New Windsor NY 12550

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

Prelim.
7/9/84
②

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. Date June 27, 1984

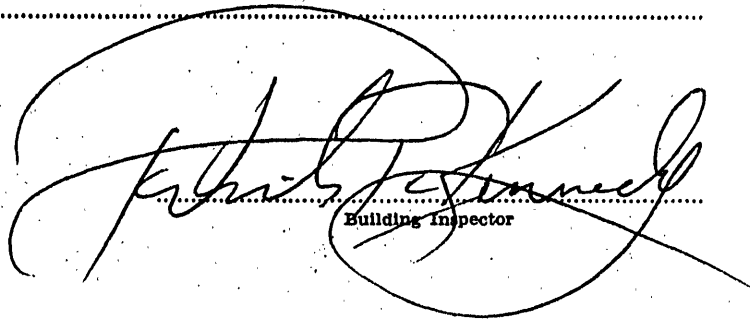
To Joseph Roscitti 778-1382
366 A Coldenham Rd
Box 227, Walden, N.Y.

PLEASE TAKE NOTICE that your application dated June 27, 1984
for permit to C.O.

at the premises located at Morris Ave., Lot 5 Roscitti Subd.
Tax map section 15 Block E Lot 25

is returned herewith and disapproved on the following grounds:

illegal Front yard - House set at 30 feet from
front line - requires 35 feet


Building Inspector

Hold
6, 7, 14.

ELIAS D. GREVAS, L.S.

LAND SURVEYOR
33 QUASSACK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

4 lots: 5, 6, 7 & 14.

front yd. setback
problems.

9 July 1984

Mr. Patrick Kennedy, L.S.
Building Inspector
Town of New Windsor, N.Y. 12550

Subject: Joseph Ruscitti Subdivision; Cedar & Morris Avenues

Dear Pat:

As you are aware, Lots 1 and 5 in this subdivision have been constructed in such a manner as to cause problems in meeting some of the yard requirements in the R-4 zone. The problems on Lot 1 has been corrected by the Lot Line change approved by the Planning Board on 27 June 1984.

Lot 5, however, has a front-yard problem which cannot be similarly corrected. Therefore, we must request a variance from the Zoning Board of Appeals.

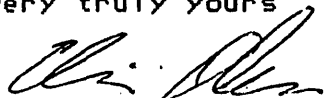
When the problem on Lots 1 & 5 was discovered, Joe asked us to locate the foundations on Lots 6, 7 & 14. As can be seen on the enclosed plan, these Lots also have front-yard setback problems.

It is our intention to present all of the problem lots to the Z.B.A. at tonight's meeting, on Joe's behalf, in a preliminary session. If a letter from you to the Z.B.A. is in order, we would appreciate your presentation of one.

We cannot fully explain why these structures are mis-located, since we did not stake them out for construction, except that we believe Mr. Ruscitti thought that the front yard offsets were the same as along the older section of Morris Avenue adjoining the subdivision.

If you should have any further questions please, do not hesitate to contact this office.

Very truly yours



Elias D. Grevas L. S.

cc: Mr. Joseph Ruscitti
Mr. James Loeb, Esq.

N/F NEW WINDSOR LITTLE
LEAGUE, INC.

ASPHALT CONC. ROADWAY

N 51°44'30"W

105.78'

LOT
(5)

16,716.5 ± S.F.
0.3831 AC

57.2'

WOOD DECK
CONC. WALK

CONC. APRON

FRAME
"RAISED RANCH"
RESIDENCE

(2' CANTILEVER)

CONC. WALK

UNPAVED (STONE) DRIVE

60.6'

BUSH ROW

E 71°05'11"W

LOT
(4)



SUBDIVISION

S 21°20'24"W

29.8'

$\Delta = 22°55'06"$

R=125.00'

T=50.00'

S 45°44'30"E

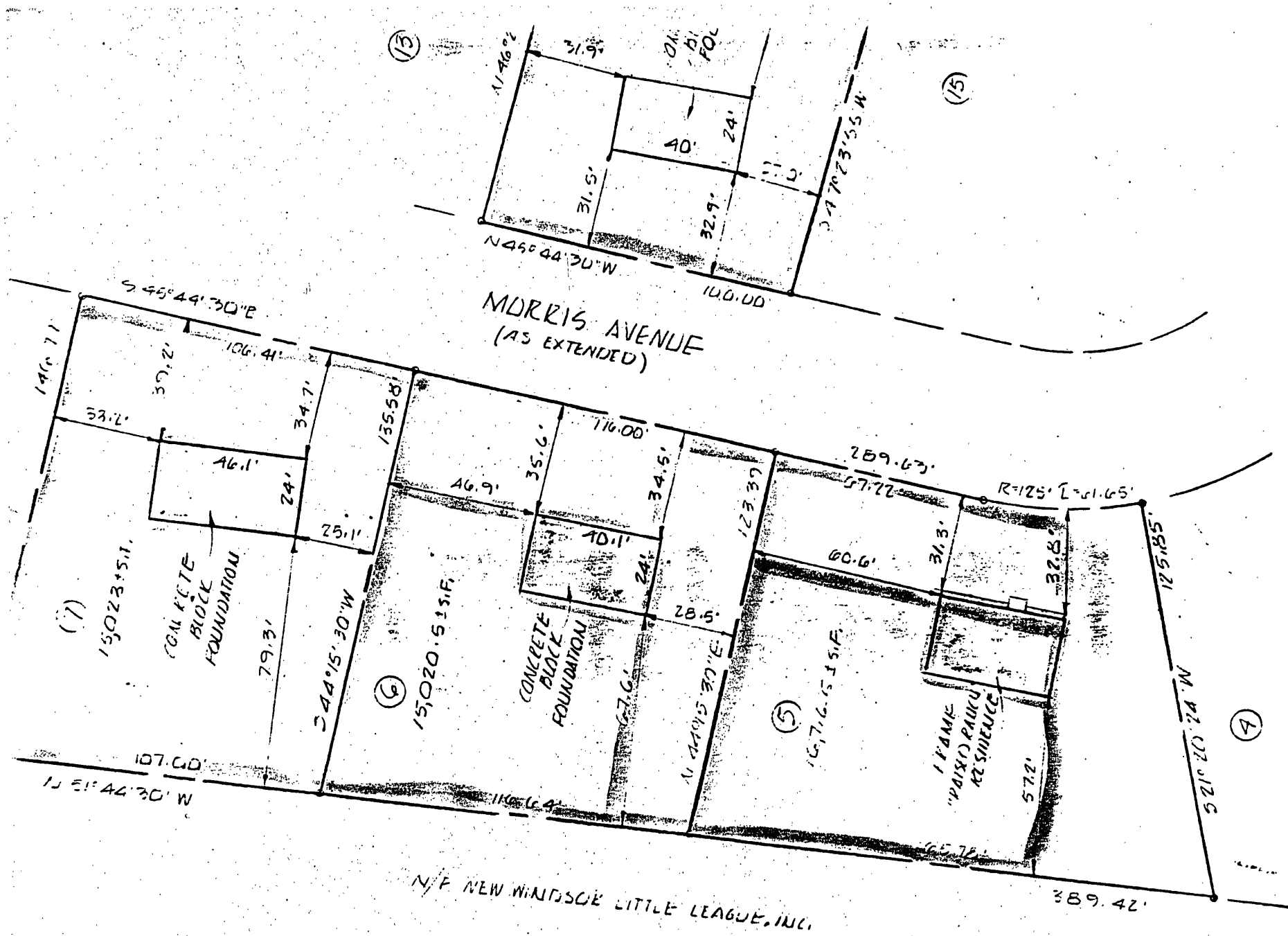
67.22'

N.Y. TEL. JUNCT.
BOX
C.U.C.E. JUNCT.
BOX

CONC. CURB.

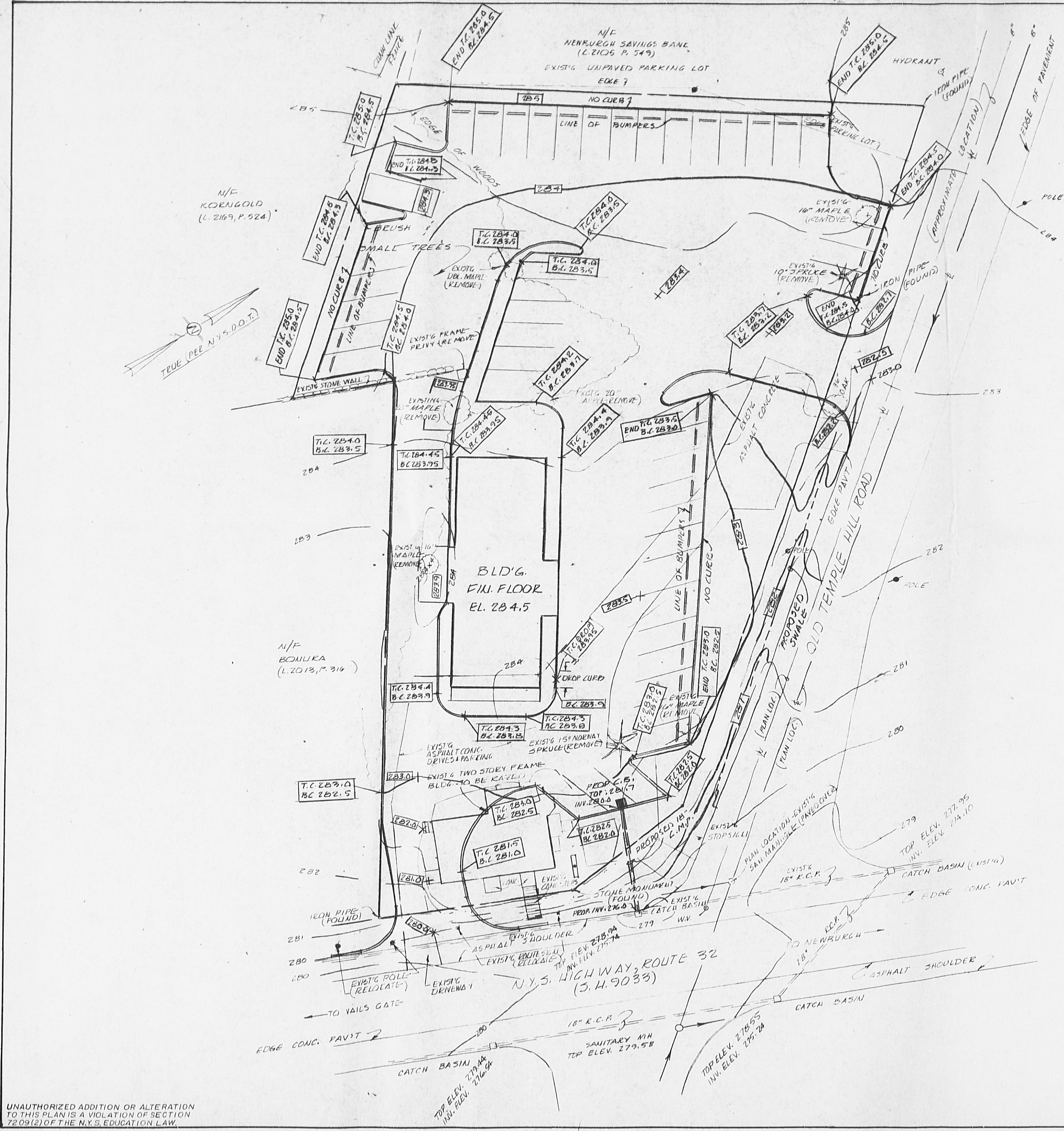
MORRIS AVE.
(AS EXTENDED)

C.U.C.
JUNCT.
N.Y. TEL. JUNCT.

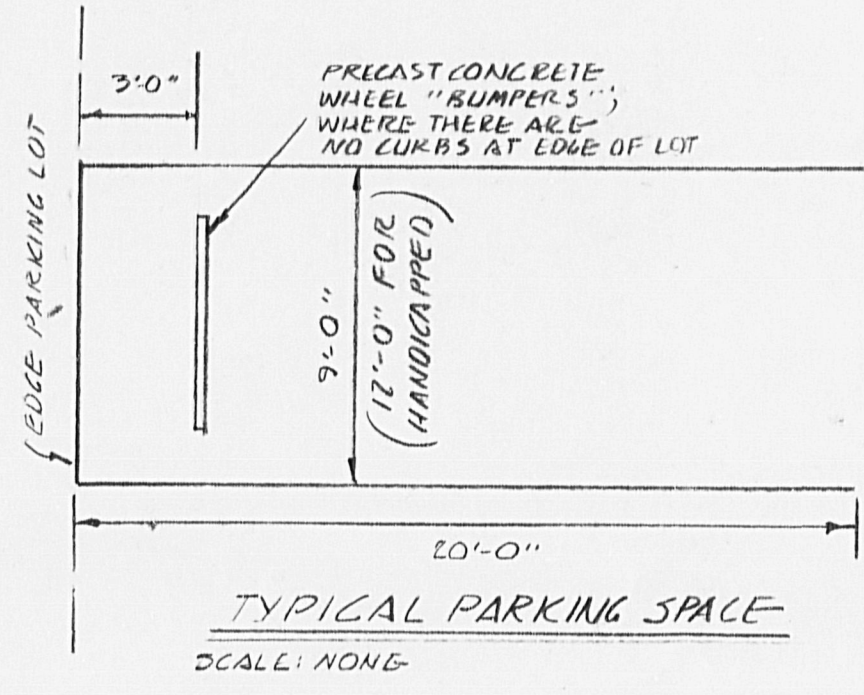


3. (10)
4. No certit surface at t
5. Unauthorized addi violation of Se

E L.S.	
Revision	Date

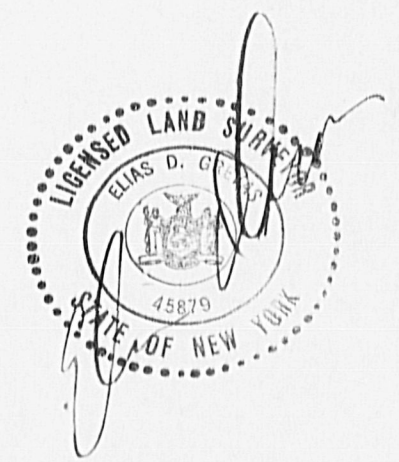


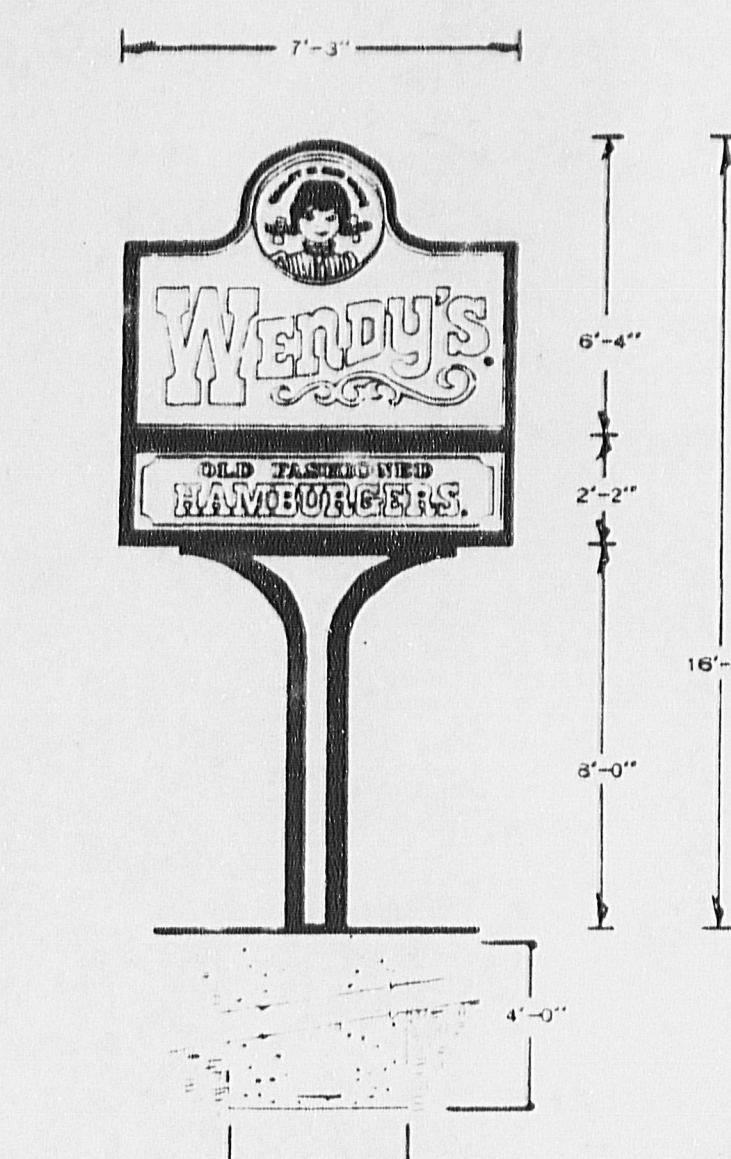
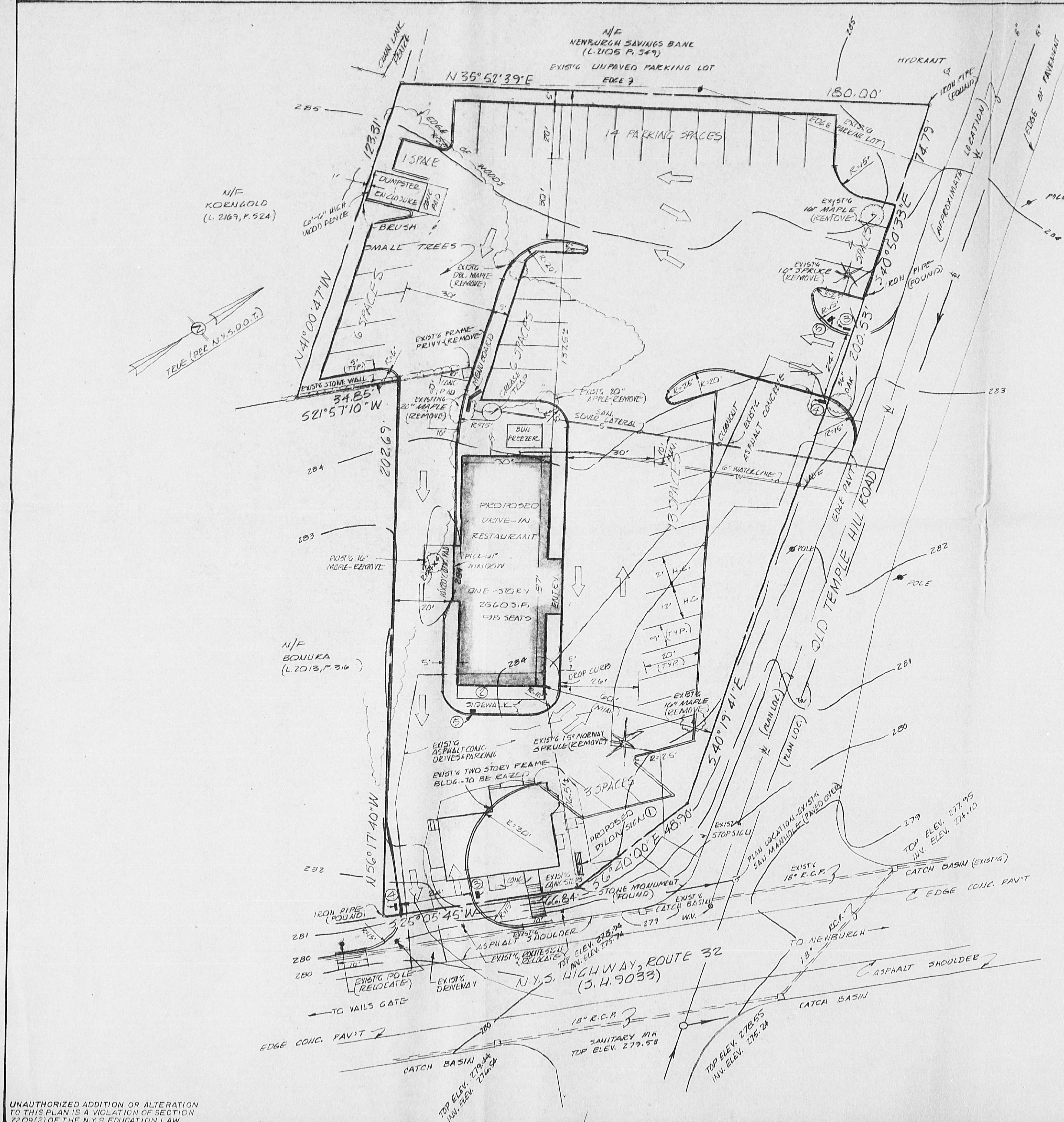
- LEGEND**
- 284 — EXISTING CONTOUR
 - 284 — PROPOSED CONTOUR
 - W — EXISTING WATER LINE
 - R — EXISTING SEWER LINE
 - + 284.0 PROPOSED SPOT ELEVATION
 - T.C. 284.0 B.C. 283.5 TOP CURB, S.D.T. CURB (AT FACE)
 - — — — — CAST-IN-PLACE CONCRETE CURB (EXCEPT WHERE NOTED)
 - C.P. PROPOSED CATCH BASIN



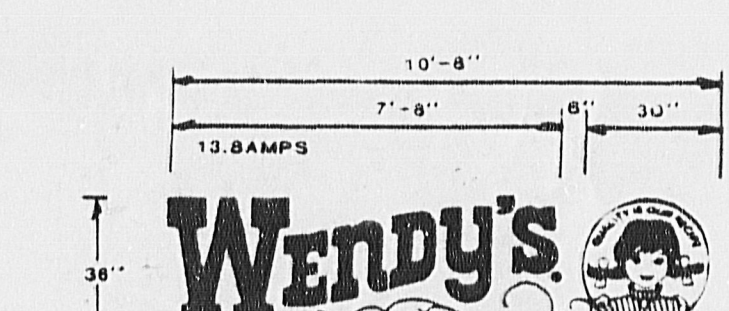
UNAUTHORIZED ADDITION OR ALTERATION TO THIS PLAN IS A VIOLATION OF SECTION 2209(2) OF THE N.Y.S. EDUCATION LAW.

			ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550			PLAN FOR: WENDY'S OLD-FASHIONED HAMBURGERS OF NEW YORK, INC. TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK		
Revision	Date	Description	Drawn	Checked	Scale	Date	Job No.	SITE GRADING & DRAINAGE PLAN SHEET 2 OF 3
					1"=20'	1 Aug 1984	84-128	

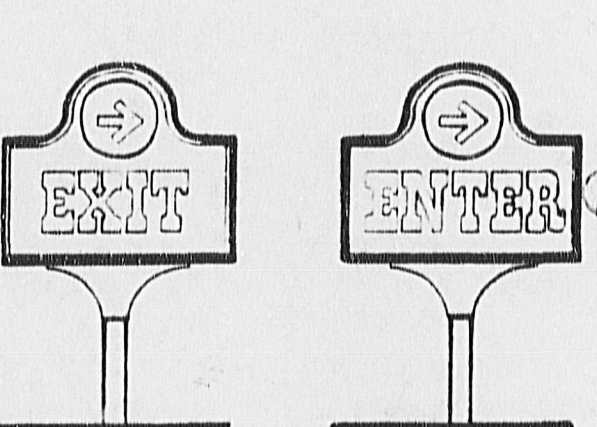
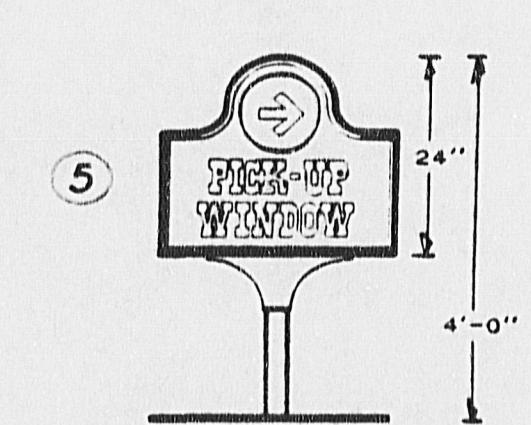




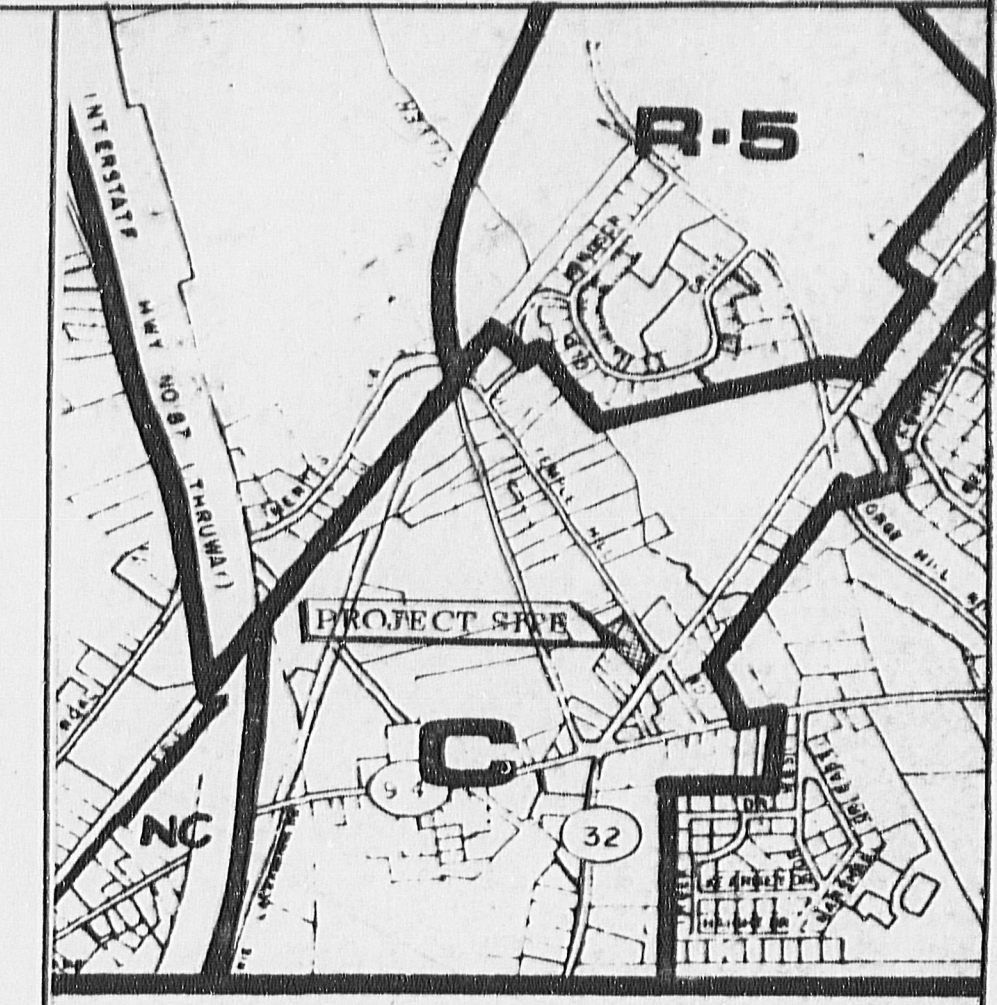
1
PYLON SIGN



2
FASCIA SIGN



3 4
DIRECTIONAL SIGNS



SITE LOCATION MAP 1"=1,000'

- NOTES
1. Being a Proposed Development of Lands shown on the Town of New Windsor Tax Maps as being Section 69, Block 2, Lots 5 & 6.
 2. Proposed Developer: Wendy's Old Fashioned Hamburgers of New York, Inc., P.O. Box 256, 4288 West Dublin-Granville Road, Dublin, Ohio, 43017.
 3. Property Zone: 'C' (Design Shopping)
 4. Proposed Use: Drive-In Restaurant
 5. Water Supply: Town of New Windsor, Water District 5.
 6. Sanitary Sewage Collection: Town of New Windsor, Sewer District No. 7.
 7. Boundary & Topographic data shown hereon is from field survey completed 24 May 1984. Elevation datum: N.Y.S. D.O.T. (S.H. 9033) + ; Contour Interval: one (1) foot.

ZONING TABLE - C ZONE

USE GROUP	MIN. SITE AREA	MIN. LOT WIDTH	REQ'D FRONT YARDS	REQ'D SIDE YARDS	REQ'D REAR YARD	FLOOR AREA RATIO	MAXIMUM BLDG. HEIGHT	PARKING OFF-STREET
REQUIRED	40,000 S.F.	200'	60'	30'	30'	.5	6" FT. OF DISTANCE TO HAREST LOT LINE	33
PROVIDED	42,990 S.F.	318'	60'	31'	30'	.06	* 14.67'	47

SIGN TABLE

REQUIRED	5% OF SIGN WALL AREA	MIN. WALL 27" X 14.67' (ALONG OLD TEMPLE HILL RD)	MAX. 55.5'
PROVIDED (SIGN NO.)			S.F.
1	PYLON SIGN (2 FACES)	107.2	
2	FASCIA SIGN (1 FACE)	32.2	
3	ENTER SIGN (2 FACES)	10.1	
4	EXIT SIGN (2 FACES)	10.1	
5	PICK-UP WINDOW SIGN (2 FACES)	10.1	
	* TOTAL S.F.	187.7	

* VARIANCE REQUIRED: 132 S.F.

ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASACK AVENUE
NEW WINDSOR, NEW YORK 12550

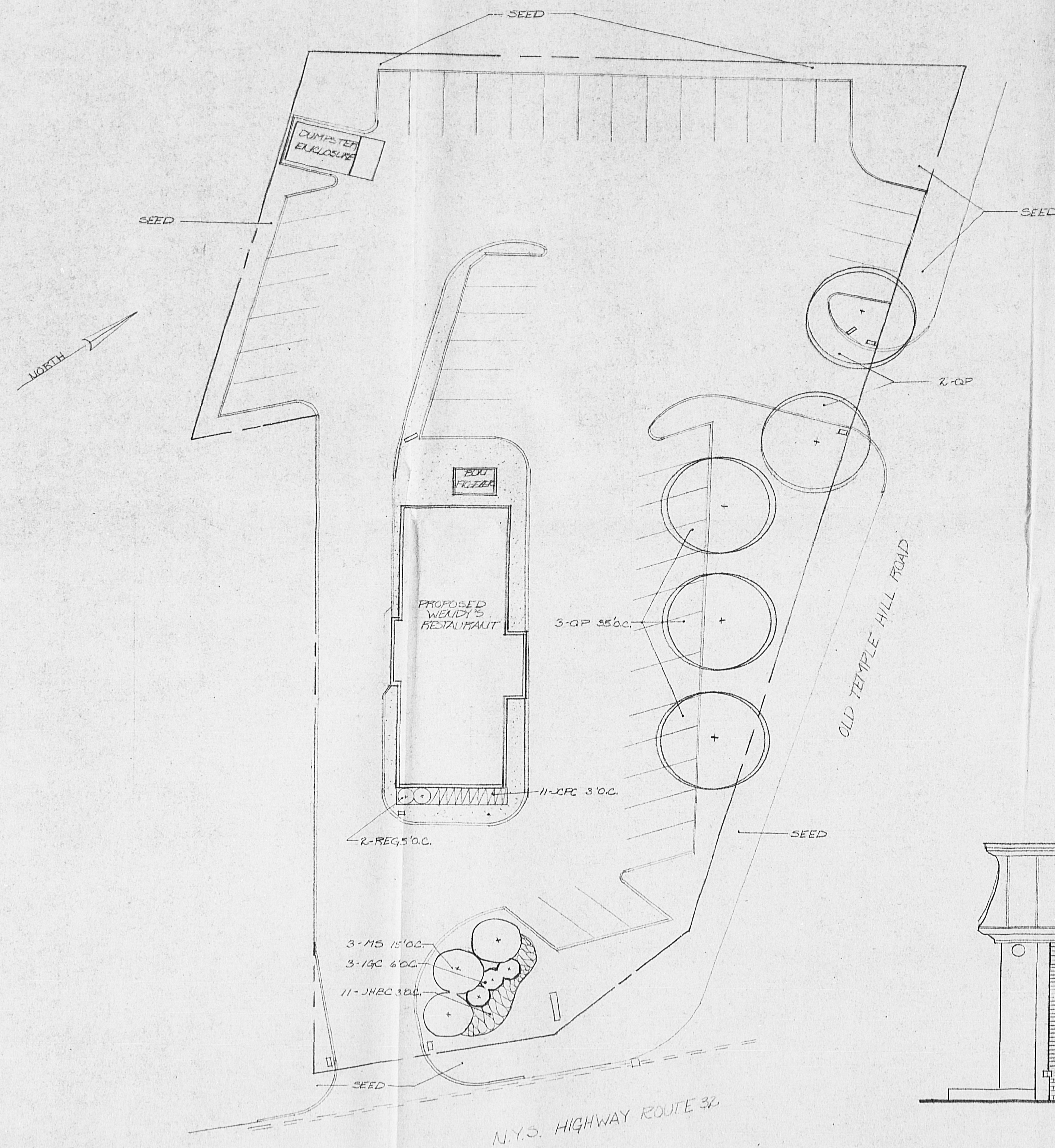
PLAN FOR: **WENDY'S**
OLD-FASHIONED HAMBURGERS
OF NEW YORK, INC.
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

SITE LAYOUT PLAN
(PRELIMINARY) SHEET 1 OF 1

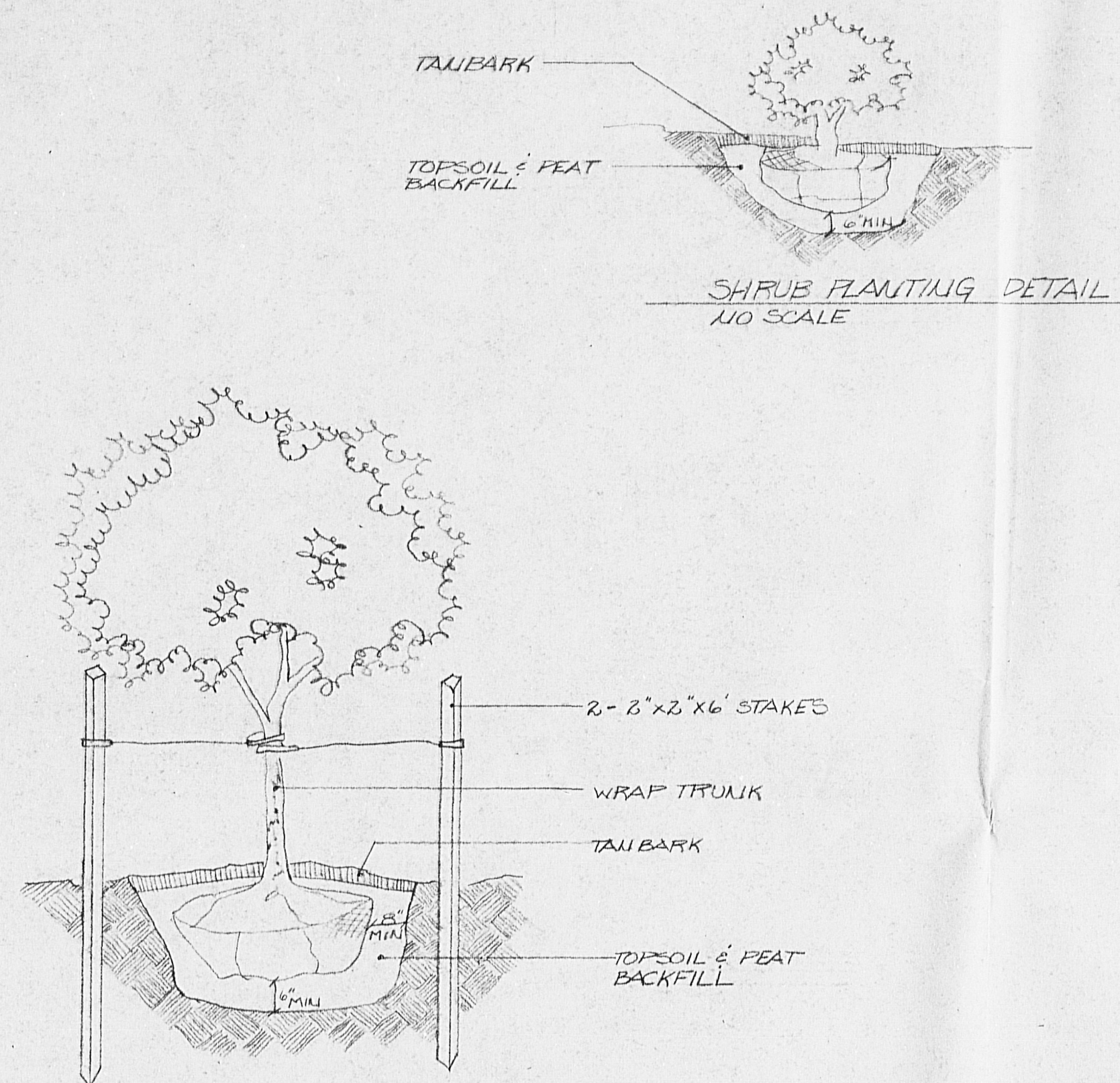
Revision	Date	Description	Drawn	Checked
1	JAN 84	CON. REVISIONS	SPB	

Scale: 1"=20'
Date: 5 July 1984
Job No: 84-128

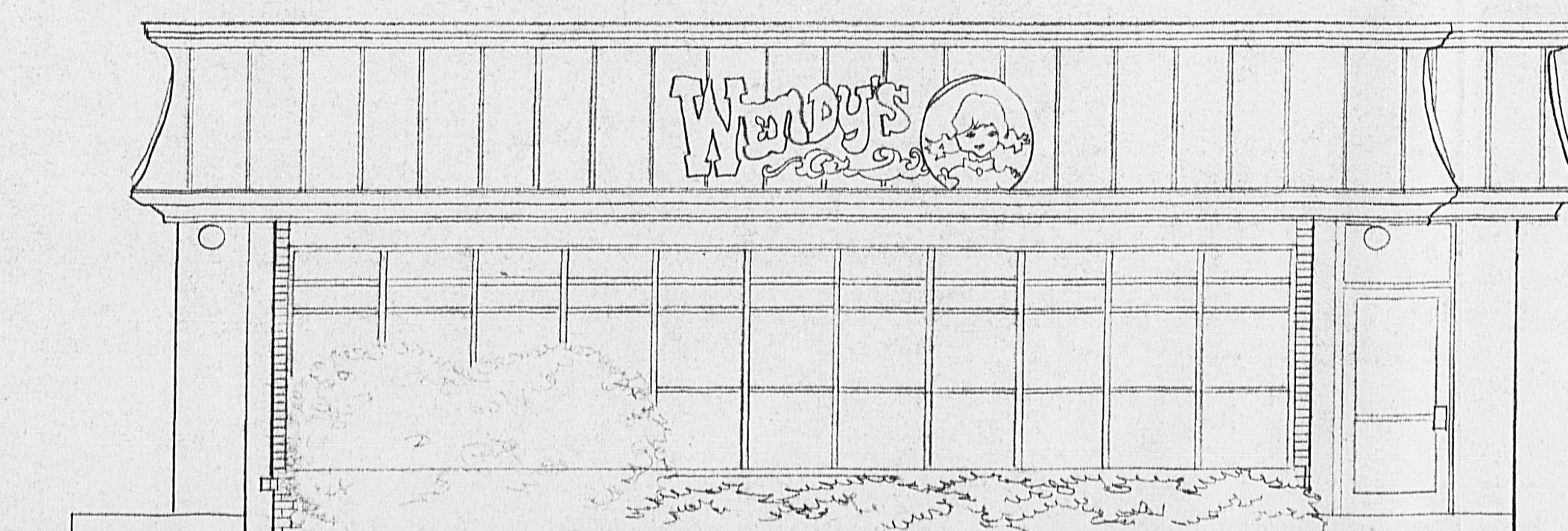
UNAUTHORIZED ADDITION OR ALTERATION TO THIS PLAN IS A VIOLATION OF SECTION 72.09(2) OF THE N.Y.S. EDUCATION LAW.



PLAN
SCALE 1"=20'



TREE PLANTING DETAIL
NO SCALE



FRONT ELEVATION
SCALE 1/4"=1'0"

PLANT LIST

SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY	SIZE+ ROOT
14C	ILEX GLABRA 'COMPACTA' COMPACT HICKBERRY	3	18-24" B+B
JPC	JUNIPERUS CHINENSIS FITZGERIANA 'COMPACTA' COMPACT FITZGER JUNIPER	11	18-24" B+B
JHBC	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	11	12-15" CONT.
MS	MALUS SARGENTI SARGENT CRABAPPLE	3	1 1/2-1 3/4" B+B
QP	QUERCUS PALUSTRIS PIN OAK	5	1 1/2-1 3/4" B+B
REG	RHODODENDRON EXBURY GIBBALTOR EXBURY AZALEA	2	18-24" B+B

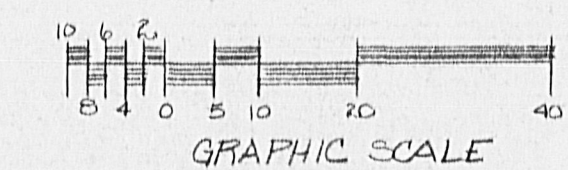
NOTES

1. THE GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM PLANTING AREAS BEFORE RETURNING ORIGINAL STOCK-PILED TOPSOIL TO SITE, AND GRADE TO WITHIN ±2" OF FINAL GRADE.
2. SEED AND SOD MIXTURES SHALL CONSIST OF A MINIMUM OF 50% KENTUCKY BLUE STRAINS AND BE APPROVED BY LANDSCAPE DESIGNER.
3. ALL PLANTING AREAS SHALL BE TREATED WITH APPROPRIATE FABRIC SOIL SEPARATOR, SUCH AS TYFAR (MANUFACTURED BY DUTOUT), AND TOP DRESSED WITH 3-3 1/2" SHREDED MULCH #1 GRADE. RAW WOOD CHIPS ARE NOT ACCEPTABLE.
4. PLANT SIZES ARE MINIMUM ANY SUBSTITUTIONS ARE SUBJECT TO WRITTEN APPROVAL BY DESIGNER.
5. ALL PLANTS ARE TO BE GUARANTEED FOR 1 YEAR FROM PLANTING DATE.

LANDSCAPE PLAN

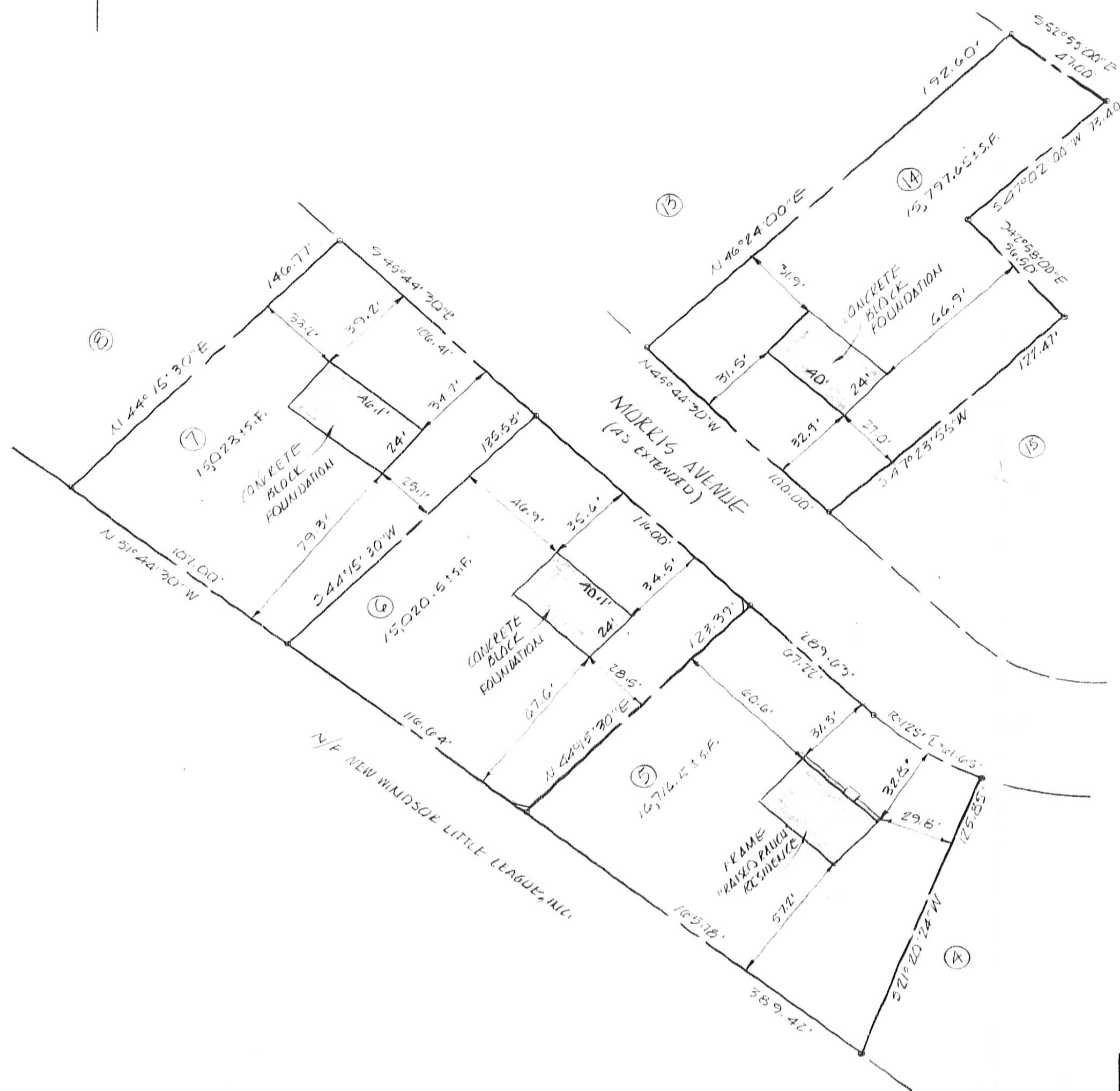
WENDY'S RESTAURANT

NEW WINDSOR ORANGE CO.
NEW YORK



JULY 26, 1984
REVISIONS: BY CGL


LUCINDA BAILEY LANDSCAPE DESIGN
P.O. BOX 321 HUMMELSTOWN, PA 17036
717-564-2494



NOTES

1. This plan shows Lots 5, 6, 7 & 14 as shown on a subdivision map for Joseph Ruscitti, said map having been filed in the Orange County Clerk's Office as Map No. 6286.
2. Structure location shown are from a field survey of 28 June 1984; said survey being in accordance with the above-noted map.
3. Structure locations shown are at right angles to property (lot) lines.
4. No certification is made for items not visible at ground surface at time of survey.
5. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.



			ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR: JOSEPH RUSCITTI TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
			Revision Date Description		Drawn: <i>ELG</i> Checked: Scale: 1"=40' Date: 9 July 1984 Job No: D103 78	
1. 1 AUG. 84. ADDED 3/4" DIMENSION - LOTS 5 CORN. SCALE			STRUCTURE LOCATION PLAN			